

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>01-414</u>	<u>TEMPLE SINAI OF NORTH DADE</u>
<u>02-262</u>	<u>PHILIP PEARLMAN, TRUSTEE</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/15/02 TO THIS DATE:

HEARING NO. 02-4-CZ2-1 (01-414)

4-52-42
Council Area 2
Comm. Dist. 4

APPLICANT: TEMPLE SINAI OF NORTH DADE

(1) MODIFICATION of Condition #2, of resolution CZAB2-10-98, passed and adopted by the Community Zoning Appeals Board only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Middle School Expansion" prepared by Diez Mora Architect, Inc. consisting of three sheets, sheet A-1 dated revised August 31, 1998, sheet A-2 dated July 29, 1998, sheet A-3 dated June 5, 1998; "Planting Plan" prepared by Rosenberg Design Group dated 8-1-98, "Ground Floor & Second Floor Plan Demolition Plan" prepared by Arc-Tech Assoc. Inc. dated revised 5-28-93; "Ground Level Partial Floor Plan" prepared by Arc-Tech Assoc. Inc. dated revised 5-28-93; "The Arnold & Roselyn Meyer Early Childhood Educational Floor Plan," prepared by Arc-Tech Assoc. Inc. dated revised 11-20-86."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sisterhood Patio Building for Temple Sinai of North Dade,' as prepared by Steven B. Schwartz, Architect, P.A., dated 12/4/01 and consisting of 11 sheets."

The purpose of this request is to permit the applicant to submit revised plans showing a proposed addition to an existing building for the previously approved religious facility and school.

The aforementioned plan is on file and may be examined in the Zoning Dept. Plans may be modified at public hearing.

SUBJECT PROPERTY: 1. The south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the north 165' thereof and less the west 35' thereof, Section 4, Township 52 South, Range 42 East.

2. The south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 52 South, Range 42 East, less the north 165' lying NW/ly of the Oleta River.

3. The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ less the south 420' and less the west 35' thereof.

4. The south 420' of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ less the south 180' thereof and less the west 35' thereof, Section 4, Township 52 South, Range 42 East

TOGETHER WITH: 5. A portion of the north $\frac{1}{2}$, of the north $\frac{1}{2}$, of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, and a portion of the north 165' of the south $\frac{1}{2}$, of the north $\frac{1}{2}$, of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, all of Section 4, Township 52 South, Range 42 East, described as follows: Commence at the Southwest corner of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, of said Section 4; Thence north, along the west line of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, of said Section 4, for 180'; thence S89°43'30"E for 35' to a point on the existing east right-of-way line of N.E. 22 Avenue; Thence S89°43'30"E for 35' to a point on the existing east right-of-way line of N.E. 22nd Avenue; thence north, along the previously described line, for 646.23' to a point on the south line, of the north 165', of the south $\frac{1}{2}$, of the north $\frac{1}{2}$, of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, of said Section 4; thence along the previously described line, for the following described two courses: (1) Thence S89°47'36"E for 363.65' to the Point of

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beginning of the hereinafter described parcel; (2) Thence continue S89°47'36"E for 258.27' to a point on the east line, of the NW ¼, of the NW ¼, of the SE ¼, of said Section 4; thence N0°8'30"W, along the previously described line for 200'; thence N89°47'36"W for 25.71'; thence S45°12'24"W for 251.49'; thence S67°42'24"W for 57.93' to the Point of beginning. TOGETHER WITH: The north 165', of the south ½, of the NE ¼, of the NW ¼, of the SE ¼, and the south 35', of the north ½, of the NE ¼, of the NW ¼, of the SE ¼, all in said Section 4, and lying W/ly of the Oleta River.

LOCATION: 18801 NE 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.40 acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)
RU-1 (Single Family Residential)

APPLICANT: PHILIP PEARLMAN, TRUSTEE

BU-1A and RU-2 to RU-3M

SUBJECT PROPERTY: PARCEL 1: Beginning of the Northwest corner and running E/ly to a point 402.5'; thence run south on a straight line a distance of 110' to a point; thence run W/ly parallel to the northern line a distance of 402.5' to a point; thence run N/ly a distance of 110' to the Point of beginning; LESS AND EXCEPT: the west 25' thereof for right-of-way purpose. Being that portion of the north 110' of the 5 acre tract described as the north ½ of Lot 2, in Block 5, Section 34, Township 51 South, Range 42 East, TOWN OF HALLANDALE, Plat book B, Page 13. AND: PARCEL 2: The south 220' of Lot 3, Block 4, less the west 25' of TOWN OF HALLANDALE, Section 34, Township 51 South, Range 42 East, Plat book B, Page 13. LESS AND EXCEPT: The east 300' lying west of the west line of the 66' right-of-way of West Dixie Highway. AND: PARCEL 3: The north 111.85' of the south 221.85' of the north ½ of Lot 2, less the east 406' and less the west 25' in Block 5, of HALLANDALE, Plat book B, Page 13. AND: PARCEL 4: Lot 20-A of PROSPERITY FARMS, Plat book 11, Page 8 and the west 317' of the south 110' of the north ½ of Lot 2, Block 5, less the west 25' for right-of-way purposes of Section 34, Township 51 South, Range 42 East, of the MAP OF HALLANDALE, Plat book B, Page 13.

LOCATION: The Southeast corner of N.E. 26 Avenue and south of N.E. 211 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.486± Acres

BU-1A (Business – Limited)

RU-2 (Two Family Residential)

RU-3M (Minimum Apartment House 12.9 units/net acre)